

ZONING AND ADJUSTMENT BOARD

June 20, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, June 20, 2005, at 6:30 P.M. with the following members present: Chairman Larry Story, Rusty Mask, Frank Szczepanski, Ron Berry, Richard L. Cole, Jr., James Sutton, Frank Topping, and Dossie Singleton. Richard Bradley, Todd Brown, Dale Nichols, and Evan Merritt were absent. Terry Neal, Zoning and Adjustment Board Attorney, and Sandy Cassels, Board Secretary, were present. Roberta Rogers, Director of Planning and Development, was present.

The Board members led everyone in the pledge and prayer.

Mr. Story presented the proof of publication.

C2005-0001

Florida Crushed Stone/Rinker

Mr. Topping made a motion to remove this case from the table. Mr. Cole seconded the motion and the motion carried. Mrs. Rogers informed the Board we had received notice Rinker would like to table this application until the October 3, 2005, Zoning and Adjustment Board Meeting and the October 11, 2005, Board of County Commissioners meeting. Mr. Topping made the motion to table this application until the October 3, 2005, ZAB meeting and the October 11, 2005, BOCC meeting. Mr. Berry seconded the motion and the motion carried.

R2005-0056

Steinmetz Hospitality Group

Mrs. Rogers informed the Board we had received notification asking for this application to be tabled until the July 5, 2005, Zoning and Adjustment Board meeting and the July 12, 2005, Board of County Commissioners meeting. Mr. Topping made the motion to table this application until the July 5, 2005, ZAB meeting and the July 12, 2005, BOCC meeting. Mr. Cole seconded the motion and the motion carried.

SS2005-0011

Power Corporation

Mrs. Rogers informed the Board we had received notification asking for this application to be tabled until the July 5, 2005, Zoning and Adjustment Board meeting and the July 12, 2005, Board of County Commissioners meeting. Mr. Topping made the motion to table this application until the July 5, 2005, ZAB meeting and the July 12, 2005, BOCC meeting. Mr. Berry seconded the motion and the motion carried.

R2005-0057

Power Corporation

Mrs. Rogers informed the Board we had received notification asking for this application to be tabled until the July 5, 2005, Zoning and Adjustment Board meeting and the July 12, 2005, Board of County Commissioners meeting. Mr. Topping made the motion to table this application until the July 5, 2005, ZAB meeting and the July 12, 2005, BOCC meeting. Mr. Berry seconded the motion and the motion carried.

R2005-0053

L. Norman Adams Homebuilders, Inc.

Richard Hibbard, Jr., Vice-President of L. Norman Adams Homebuilders, Inc. was present and requesting a zoning change from RR to R2C on two acres to bring the property into compliance with the Future Land Use Map. Mr. Topping questioned Mr. Hibbard about the plans for this parcel. Mr. Hibbard stated site-built homes would be constructed on each lot. There were four notices sent. Of the four notices sent, was one received in objection and none in favor of the request. The letter of objection was read into the record. There were no questions from the audience. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0058

Merrilyn Akins

Merrilyn Akins was present and requesting a zoning change from A-5 to RR1C on one acre more or less. There were six notices sent. Of the six notices sent, none were received in favor and one was received in objection. The letter of objection was read into the record. There were no questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0059

Edd & Dorothy Turner

Edd and Dorothy Turner were present and requesting a zoning change from A5 to RR1C on 2.7 acres MOL. There were eight notices sent. Of the eight notices sent, none were received in objection and two were received in favor. There were no questions or discussion from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0060

Walter & Wanda Lindsey

Walter and Wanda Lindsey were present and requesting a zoning change from A5 and RR1 to RR5 on eight acres MOL and RR1C on two acres MOL for a lineal transfer. There were six notices sent. Of the six notices sent, two were received in favor and one was received in objection. The letter of objection was read into the record. Mr. Topping asked Mr. and Mrs. Lindsey who they were planning on transferring the property to. Mr. Lindsey explained they were transferring it to their son. There were no further questions from the Board. Mr. Topping made a motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

S2005-0008

Tina Wood Bowers & Jay Frizzell, Jr., Trustees

Barry Owens and John McMurray, Sumter Electric Cooperative, were present and requesting a major special use permit for the expansion of an existing electric substation. There were five notices sent. Of the five notices sent none were received in objection and none were received in favor. Mr. Owens explained SECO is planning on upgrading the infrastructure of the substation that is currently on the property. SECO mailed out five letters to the property owners bordering the property. They received one response questioning them about buffering. The Board and the

applicants discussed the plans for buffering. Mr. Owens explained they were going to plant shrubs on day one of building. There was no additional discussion from the Board. Mr. Topping made a motion to recommend approval of the requested special use to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

T2005-0026

Robert & Donna Brown

Robert and Donna Brown were present and requesting a temporary use permit to allow a mobile home for three years for a care receiver's residence. There were seven notices sent. Of the seven notices sent, two were received in favor and none in objection. Mr. Sutton questioned the doctor's letter that is required to be submitted with requests for temporary use permits and the restrictions provided under the Health Insurance Portability Privacy Act laws (HIPPA). Mrs. Rogers and Mrs. Neal explained some doctors give more information than is required for the permit. The only requirement for the Planning and Development Department is a statement stating the care is needed. There were no further questions or discussion from the Board. Mr. Topping made the motion to approve the temporary use permit for three years based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

The Board discussed the Final Draft of regulations for Class I Landfill. The board made the following recommendations for changes: limitations placed on the origin of materials, amending setbacks, split sampling techniques, and clarifying the wording in the Claims section. They made the recommendation to forward The Final Draft of regulations for Class I Landfills to the Board of County Commissioners.

Mr. Berry made the motion to adjourn the meeting. Mr. Cole seconded the motion and the motion carried. The meeting adjourned at 7:35 P.M.

Larry Story, Chairman
Zoning and Adjustment Board